

1301 Central Street
Evanston, IL 60201
www.northshore.org

(847) 570-5065
(847) 570-5240 Fax

April 23, 2018

Ms. Kathy Olson
Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, IL 62761

RECEIVED

APR 24 2018

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

SUBJECT: Project #: 13-075 Highland Park Hospital
Annual Progress Report
Project Title: Highland Park Hospital Major Modernization Project
Permit Holder: NorthShore University Health System, 1301 Central, Evanston,
Illinois 60201

Dear Ms. Olson:

This is our 4th annual progress report for the above project.

The scope and financing of the project remains as outlined in the CON Application approved by the Illinois Health Facilities and Services Review Board.

Costs incurred through April 16, 2018 total \$65,369,427.56. The attached spreadsheet outlines these costs by category and provides projections to the project's completion.

The project is on schedule to be completed by June 30, 2019.

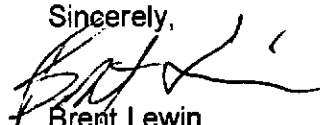
- The Radiology West addition is completed.
- The Radiology Renovation is Complete and Occupied.
- Phase 1, 2 and 3 of the Surgery Pavilion are complete.
- Phase 4 will be complete by June 2018 and Phase 5 by August 2018.

The project remains on schedule as outlined in the application.

The required AIA forms G707s are attached.

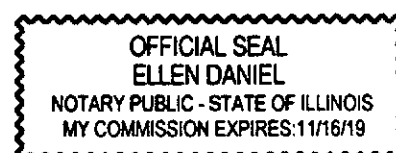
If we can provide you any further information at this time, please contact me at 847-570-5089 or via e-mail at BLewin@northshore.org.

Sincerely,



Brent Lewin
Senior Director - Finance
NorthShore University Health System

State of Illinois
County of Cook
Signed before me on April 23, 2018
by Brent Lewin.
Ellen Daniel, Notary Public





**Integrated
Facilities
Solutions, Inc.**

Project Number: 13-075
Project Title: 13-075 Highland Park Hospital Major Modernization Project
Subject: Annual C.O.N. Progress Report
Permit Holder: NorthShore University HealthSystem
Date: April 16, 2018

	Projected	Total Costs Incurred as of: 4/16/2018	Available Balance as of 4/16/2018	Estimated Costs to Completion	Variance From Approved
Preplanning Costs	\$ 735,000.00	\$ 688,594.31	\$ 46,405.69	\$ -	\$ 46,405.69
Site Survey & Soil Investigation	\$ 50,000.00	\$ 48,055.03	\$ 1,944.97	\$ -	\$ 1,944.97
Site Preparation	\$ 937,900.00	\$ 862,420.03	\$ 75,479.97	\$ -	\$ 75,479.97
Off-site Work	\$ 955,000.00	\$ 273,299.07	\$ 681,700.93	\$ -	\$ 681,700.93
New Construction Contracts	\$ 19,101,930.00	\$ 20,597,974.06	\$ (1,496,044.06)	\$ -	\$ (1,496,044.06)
Modernization Contracts	\$ 20,189,345.00	\$ 18,853,430.62	\$ 1,335,914.38	\$ 1,335,914.38	\$ -
Contingencies	\$ 1,729,890.00		\$ 1,729,890.00	\$ 1,229,890.00	\$ 500,000.00
Architectural/Engineering Fees	\$ 3,577,761.00	\$ 3,580,517.40	\$ (2,756.40)	\$ -	\$ (2,756.40)
Consulting and Other Fees	\$ 4,184,000.00	\$ 4,566,643.15	\$ (382,643.15)	\$ 600,000.00	\$ (982,643.15)
Movable or Other Equipment	\$ 21,508,895.00	\$ 15,343,417.14	\$ 6,165,477.86	\$ 600,000.00	\$ 5,565,477.86
Other Costs to be Capitalized	\$ 525,000.00	\$ 555,076.75	\$ (30,076.75)	\$ -	\$ (30,076.75)
Total	\$ 73,494,721.00	\$ 65,369,427.56	\$ 8,125,293.44	\$ 3,765,804.38	\$ 4,359,489.06

Cash and Securities \$ 73,494,721.00
Pledges
Gifts and Bequests
Bond Issues (project related)
Mortgages
Leases (fair market value)
Governmental Appropriations
Grants
Other Funds and Sources
TOTAL FUNDS \$ 73,494,721.00



Project Number: 13-075
Project Title: 13-075 Highland Park Hospital Major Modernization Project
Subject: Annual C.O.N. Progress Report
Permit Holder: NorthShore University HealthSystem
Date: February 28, 2017

	Projected	061024 Surgery Pavilion	090709 Radiology Renovation	140303 West Addition	Total	Variance
Preplanning Costs	\$ 735,000.00	\$ 97,950.00	\$ -	\$ -	\$ 97,950.00	\$ 637,050.00
SD - Architect		\$ 35,000.00				
SD - Architect Reimbursables		\$ 6,000.00				
SD - Mechanical Eng		\$ 10,000.00				
SD - Mechanical Eng Reimb		\$ 400.00				
DD - Electrical Eng		\$ 10,500.00				
SD - Electrical Eng Reimb.		\$ 100.00				
SD - Civil Engineer		\$ 21,450.00				
SD - Civil Engineer Reimb		\$ 1,500.00				
SD - Traffic Engineer		\$ 4,300.00				
SD - Traffic Engineer Reimb		\$ 100.00				
SD - Architect		\$ 8,500.00				
SD - Architect Reimbursables		\$ 100.00				
Site Survey & Soil Investigation	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00
SD - Testing Services						
Site Preparation	\$ 937,900.00	\$ -	\$ -	\$ -	\$ -	\$ 937,900.00
GC - Earthwork						
GC - Cast in Place concrete						
GC - Shoring & Underpinning						
GC - Site Improvements						
GC - Earth Retention						
Off-site Work	\$ 955,000.00	\$ -	\$ -	\$ -	\$ -	\$ 955,000.00
GC - Asphalt						
GC - Utilities						
New Construction Contracts	\$ 19,101,930.00	\$ -	\$ -	\$ -	\$ -	\$ 19,101,930.00
PE - Construction						
PE - Permit Fees						
PE - Construction CO #1						
GC - Demolition						
GC - Earthwork						
GC - Cast in Place concrete						
GC - Shoring & Underpinning						
GC - Site Improvements						
GC - Earth Retention						
GC - Asphalt						
GC - Utilities						
Modernization Contracts	\$ 20,189,345.00	\$ -	\$ -	\$ -	\$ -	\$ 20,189,345.00
Architectural/Engineering Fees	\$ 3,577,761.00	\$ 5,100.00	\$ -	\$ -	\$ 5,100.00	\$ 3,572,661.00
PE - Architect						
PE - Reimbursables						
PE - Mechanical Engineer						
PE - Electrical Engineer						
SD - Landscape Architect		\$ 5,000.00				
SD - Landscape Architect Reimb		\$ 100.00				
Consulting and Other Fees	\$ 4,184,000.00	\$ 36,980.00	\$ -	\$ -	\$ 36,980.00	\$ 4,147,020.00



	Projected	061024 Surgery Pavilion	090709 Radiology Renovation	140303 West Addition	Total	Variance
DD - IDPH Fees						
SD - Program Management		\$ 36,480.00				
SD - Program Management Reimb		\$ 500.00				
PE - Testing Services						
Movable or Other Equipment	\$ 21,508,895.00	\$ -	\$ -	\$ -	\$ -	\$ 21,508,895.00
PE - IS/Communications						
PE - Equipment						
PE - Medical equipment						
PE - Furniture						
PE - Artwork						
PE - Signs						
Other Costs to be Capitalized	\$ 525,000.00	\$ -	\$ -	\$ -	\$ -	\$ 525,000.00
DD - Management						
PE - Management						
PE - Management Reimbursable						
PE - Completion						
PE - Cleaning						
PE - Relocations						
Contingency	\$ 1,729,890.00	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 1,714,890.00
SD - Contingency		\$ 15,000.00				
DD - Contingency						
DD - Contingency CO #1						
PE - Contingency						
PE - Contingency CO #1						
Total	\$ 73,494,721.00	\$ 155,030.00	\$ -	\$ -	\$ 155,030.00	\$ 73,339,691.00

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE 1 OF 3 PAGES

TO OWNER: Northshore University HealthSystem

2650 Ridge Avenue
Evanston, IL
60201

PROJECT: NUH - Highland Park Hospital Radiology Renovation

2650 Ridge Avenue
Evanston, IL
60201-0000 US

APPLICATION NO.:20

PERIOD TO :30-NOV-17

PROJECT NOS.:1401888

INVOICE NO.1401888020

CONTRACT DATE :10-FEB-15

Distribution to:

☐ OWNER☐ ARCHITECT☐ CONTRACTOR☐☐FROM CONTRACTOR: Pepper Construction Company
411 Lake Zurich Road
Barrington, IL , 60010-3141

ARCHITECT:

CONTRACT FOR: NUH - Highland Park Hospital Radiology Re

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation sheet is attached.

1. ORIGINAL CONTRACT SUM \$ 3,794,396.00
2. Net change by change orders \$ 349,040.00
3. CONTRACT SUM TO DATE (Line1 +/- 2) \$ 4,143,436.00
4. TOTAL COMPLETED & STORED TO DATE \$ 4,143,436.00
(Column G on G703)
5. RETAINAGE:
Total retainage Column I of G703) \$ 0.00
6. TOTAL EARNED LESS RETAINAGE \$ 4,143,436.00
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) \$ 3,765,635.25
8. CURRENT PAYMENT DUE \$ 377,800.75
9. BALANCE TO FINISH, INCLUDING RETAINAGE .
(Line 3 less Line 6) \$ 0.00

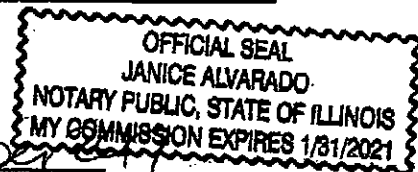
CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Order approved in previous months by Owner		260,640.00	0.00
APPROVED THIS MONTH			
Number	Date Approved		
0000003	19-OCT-2017	88,400.00	
CURRENT TOTAL		88,400.00	0.00
Net Change by Change Orders			349,040.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor: Pepper Construction Company

By: [Signature] Date: 11-21-17State of: ILCounty of: COOK

Subscribed and sworn to before

me this 21 day of NovemberNotary Public: [Signature]My Commission expires: 1/31/21

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of Work is in accordance with the Contract Documents, and the Contractor is entitled to the payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 377,800.75
(Attach explanation if amount certified differs from the amount applied for. Initial figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT

By: [Signature] Date: 11/22/2017

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.